



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, June 11, 2014

MEMBERS PRESENT: Chairman William Geary, Glen Comiso, Richard Meade, Coleman Barry

MEMBERS ABSENT: James Fay (resigned as of June 4, 2014) No new member has been appointed.

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Margaret Hoffman, Principal Planner
Kristina Johnson, Planning, Transportation Director

Meeting held in the Quincy High School Auditorium at 100 Coddington Street, Quincy MA.

Meeting called to order and attendance roll call taken at 7:15 PM by Chairman William Geary.

VOTE TO ACCEPT MAY 14, 2014, PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the May 14, 2014, Planning Board meeting minutes as presented.

SECOND: Member Glen Comiso

VOTE: 4-0 MOTION CARRIES

VOTE TO ACCEPT MAY 27, 2014, JOINT MEETING WITH CITY COUNCIL AND PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the May 27, 2014, Joint Meeting with City Council and Planning Board meeting minutes as presented.

SECOND: Member Glen Comiso

VOTE: 4-0 MOTION CARRIES

Continued Public Hearing, 10 & 18 Merrymount Road, Special Permit and Site Plan Review, Planning Board Case 2014-05

Chairman Geary opened the continued public hearing. Kristina Johnson, Planning Transportation Director explained to the Board that she had reviewed the project and was prepared to offer her recommendations if the Board finds in favor of the application. She referenced an email from Jay Duca, Director of Inspectional Services which indicated that the applicant did not need a variance from the ZBA but that the Planning Board was eligible to grant the waiver from parking requirements under Section 5.1.17 of the City of Quincy Title 17 Zoning Ordinance. Edward Fleming, Attorney for the applicant gave an overview of the project and the history of the site. They are proposing the conversion

of the existing vacant office building to 23 condominium units. The amount of parking spaces was discussed and the Board was concerned that the proposal did not supply enough spaces. The applicant indicated that the project is designed to attract fewer automobiles due to its proximity to public transportation options. The possibility of leasing spaces from the Verizon Office building adjacent to the site was discussed. The applicant agreed to look into that possibility. John Hanson of Boston Property Development spoke about the architecture of the building and indicated that all windows would be replaced in the building but that the façade would not be changing to any great extent. There would be an elevator and stairway added to the side of the building away from the Merrymount Road side. He also explained that the air conditioning compressors would not be visible to any abutters. Jim Burke from Decelle and Burke, the applicant's engineer then gave a brief overview of the site and utilities. The issue of snow removal and the location of snow storage was discussed. The Board cautioned the applicant to ensure that the storage of snow did not reduce the number of parking spaces available.

The Chairman then asked the audience if anyone would like to address the Board concerning the project. Terry Connor (no address given) told the Board that she felt it was a good use and would improve the neighborhood. Martin McLaughlin, 154 Putnam Road felt that it would be advantageous to the neighborhood and that the site could use some improvement. Ken Morrell, 35 Merrymount Road was concerned that the project would add traffic problems to Merrymount Road which he felt was already overburdened with traffic and parking. A resident from Narragansett Road (name unclear) told the Board that she was a real estate agent and felt that the real estate market in Quincy was strong and they needed more high-end market rate housing. She agreed that the proximity to public transportation would be beneficial. Larry White of Merrymount Road was concerned with the lack of parking spaces and asked if the developer had considered less units. He did not object to the project in general but felt that the neighborhood was overburdened with vehicles parked on the street. A resident from Butler Road (name unclear) also expressed concern for the parking situation. Jim Nichols of Butler Road felt that it was a good project but was also concerned that there would not be adequate parking for the residents and guests and that the street parking was an issue. Mr. Clancy of 59 Merrymount Road asked if he would have an opportunity to submit comments to the Board at a later date and the Chairman informed him that comments can be sent to the Planning office at any time. Mr. Clancy then expressed to the Board his concerns with the project including the lack of parking and possible impacts of additional cars trying to park on Merrymount Road. He asked if the Board could require the applicant to preclude the owners from having vehicles. He also suggested that the number of units was too high and could be reduced to a more appropriate number for the site. John McCormack of 5 Walnut Street asked the owner who would be responsible for managing the site once they were sold. Peter McLaughlin, property owner indicated that there would be a management company and that information would be made available.

Councillor Margaret LaForest informed the Board that a neighborhood meeting was held with the developer. A major concern was parking. The neighborhood was also concerned with safety at the intersections with Hancock Street. Council Member La Forest also read comments from her constituents that were unable to attend the meeting.

Chairman Geary then asked for any additional comments. There were none. Planning Board member Richard Meade expressed that he was pleased with the project in general but had concerns with the parking. He asked the applicant if they would speak to Verizon and try to arrange for the new condominium owners to lease space from them and bring the information back to the Board. The rest of the members agreed with Member Meade's concerns with the parking capacity.

Member Glen Comiso made a motion to close the public hearing at 8:42 PM. Member Richard

Meade seconded the motion and it was so voted unanimously.

Member Richard Meade then made a motion to take the application under advisement until the next Planning Board meeting. Member Glen Comiso seconded the motion and it was so voted unanimously.

Public Hearing, 33 Grafton Street, Site Plan Review, Planning Board Case No. 2014-07

The Chairman opened the public hearing at 8:50 pm and read the public hearing notice into record.

Tracy Sharkey, the representative for the applicant gave a brief overview of the project. She indicated it was a modular structure and would be used for religious education classes. City Councilor Brad Croall was in attendance and told the Board that he had seen the proposal and was comfortable with it. The applicant had submitted a copy of an agreement dated May 6, 2014 between the All Saints Community Church and the Quincy Public School System to use the parking lot at the Point Webster Middle School during the Sunday Church Services between the hours of 10:00 am and 4:00 pm. The church has had a good relationship with the school system for use of the school's parking lot at the Montclair School in the past and the School Department has sent a letter saying the Church has been a responsible group. Principal Planner Margaret Hoffman advised the Board that they could approve the project and gave the following recommendations for conditions:

- 1) The applicant shall develop a dust control plan satisfactory to the Quincy Department of Health to be implemented during any site activities to ensure compliance with state air quality regulations.
- 2) The applicant shall submit documentation indicating that construction activities at 33 Grafton Street will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan to be submitted to and approved by the Quincy Building Department prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company.
- 3) The applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
- 4) Upon completion of the project, the applicant shall furnish along with the digital file as-built plans showing all utilities, building footprints, paved driveway and paved parking areas, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 5) Prior to any building permits being issued the applicant shall submit to the Quincy Engineering Department for approval and the Planning Department a detailed Operation and Maintenance agreement for the drywells and all related drainage structures which includes the ownership and responsible parties specified through a deed registration or similar mechanism as well as an annual maintenance plan.
- 6) The hours for construction activities and delivery of materials will be as follows:
 - 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction, paving and deliveries shall be prohibited on Sunday

Member Richard Meade made a motion to close the public hearing. The motion was seconded by Member Coleman Barry and it was so voted unanimously. Member Richard Meade then made a motion to approve the site plan under Section 9.5.1.4 of the Quincy City Zoning Ordinance with the recommended conditions. Coleman Barry seconded the motion and it was so voted unanimously.

Public Hearing, 96 West Street Special Permit/Site Plan Approval -Planning Board Case #2014-10

The Chairman opened the public hearing at 9:10 pm and read the public hearing notice into the record. The applicant had requested a continuance to the next Planning Board meeting. **Member Richard Meade made a motion to continue the public hearing for 96 West Street to Wednesday July 16, 2014 at 7:00 pm. Member Coleman Barry seconded the motion and it was so voted unanimously.**

Public Hearing, 14 Ash Street, Special Permit/Site Plan Approval- Planning Board Case #2014-09

The Chairman opened the public hearing at 9:15 pm and read the public hearing notice into record. Christopher Carroll, the applicant's attorney gave a brief overview of the project and indicated that the applicants intend to improve the site which is currently vacant and overgrown with an office building which will be used for the applicant's business. The Planning Director, Dennis Harrington gave the Board an update indicating that the City Departments had reviewed the project and were satisfied with the proposed plans and use of the site. The Chairman asked for comments from the audience. Two abutters to the property were in attendance and spoke about their concerns which included traffic and whether the site would be cleaned up. The applicant, John Clancy indicated that they would be cleaning up both the project site and the adjoining site at 56 Walnut Street which they also owned. The Planning Director recommended that the Board approve the project with conditions as listed below:

- 1) The site will be used solely for the applicant's business purposes and all vehicles garaged in the structure will be registered to the applicant's business.
- 2) There will be no outside storage of equipment or materials other than vehicle parking.
- 3) The site will be kept clean and no trash or construction debris will be left on the site.
- 4) The applicant has indicated that they have control of the adjacent land to the north of the site identified as Assessor's map 6165-14-A1. This lot shall be kept clean and no trash or construction debris shall be left on this site.
- 5) The applicant will replace the sidewalk on Ash Street adjacent to the subject property.
- 6) The Applicant shall grant an easement to the City of Quincy for that portion of the sidewalk and Ash Street that is within the site boundaries.
- 7) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 8) The applicant shall submit documentation indicating that construction activities at 14 Ash Street will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company.
- 9) The applicant shall conform to City of Quincy Noise Ordinance, Chapter 9.20 of the Municipal Ordinances and state regulations regarding noise during and after construction.
- 10) Prior to any building permits being issued the applicant shall submit to the Planning Department a detailed Operation and Maintenance agreement for the drywells and all related drainage structures which includes the ownership and responsible parties specified through a deed registration or similar mechanism as well as an annual maintenance plan.
- 11) The MWRA must inspect the construction of the oil and grease separator prior to backfilling.
- 12) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total

site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.

- 13) The hours for construction activities and delivery of materials will be as follows:
- 7:00 am to 5:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless a different schedule is approved by the Police Department.

Member Richard Meade made a motion to close the public hearing at 9:30 pm. Member Glen Comiso seconded the motion and it was so voted unanimously

Member Coleman Barry made a motion to approve the Site Plan/Special Permit for 14 Ash Street with the conditions as discussed. Member Richard Meade seconded the motion and it was so voted unanimously.

BUSINESS MEETING:

1. Execute Planning Board Decisions (2):
 - The Planning Board endorsed the decision for 226 Quincy Avenue, Special Permit and Site Plan Review Planning Board Case No. 2014-06
 - The Planning Board endorsed the decision for 8-10 Newhall Street, Site Plan Review Planning Board Case No. 2014-08
2. City Council Order 2014-131 - Disposition of City owned land at 657 Quincy Shore Drive – **Member Richard Meade made a motion to issue a favorable recommendation of City Council Order #2014-131 for the conveyance of City Owned property at 657 Quincy Shore Drive. Member Coleman Barry seconded the motion and it was so voted unanimously.**
3. City Council Order 2014-130 - Disposition of City owned land at 14 Chapman Street – **Member Richard Meade made a motion to issue a favorable recommendation of City Council Order #2014-130 for the conveyance of City Owned property at 14 Chapman Street. Member Glen Comiso seconded the motion and it was so voted unanimously.**
4. The Chairman recognized Planning Board member Jim Fay's Service upon his resignation from Planning Board.

The next Planning Board meeting was set for July 16, 2014.

Member Richard Meade made a motion to adjourn at 9:45 p.m. Member Glen Comiso seconded the motion and it was so voted unanimously.